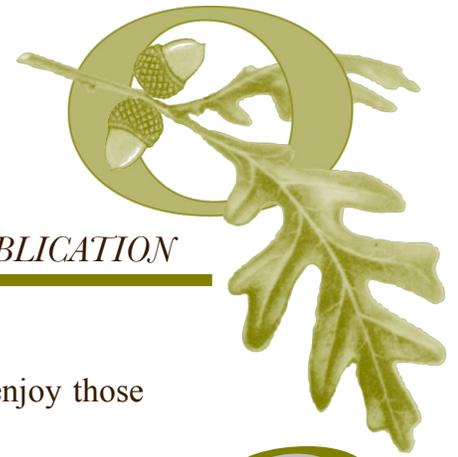


MARCH TWO THOUSAND SIXTEEN
A TREE TOPS RESORT HOMEOWNERS PUBLICATION



RESORT MANAGER'S UPDATE

Everyone here is looking forward to the arrival of spring! Although we enjoy those beautiful snowy days, we are definitely ready for some fun in the sun!

We have been very busy with refurbishment projects. By the time you receive this, we will have completed the unit upgrades in Building 9. Each unit received a complete makeover this year. New carpet, tile, furniture, artwork, mattresses, draperies, bedspreads, and countertops are just a few of the improvements that we have made to the units. They are absolutely beautiful!

The indoor pool area has undergone a complete remodel. All of the walls were resurfaced and painted, the pool deck was repaired and resurfaced, and the interior surface of the pool was repaired and coated with diamond brite, as well as numerous other repairs and updates made. Repairs were made to the concrete walkways and the concrete balcony facades on buildings 4A, 8 and 9. There have been improvements made in other areas of the resort as well. I hope that you will take notice of all of the upgrades throughout the resort on your next visit.

There is always something going on in the area. The next several months bring an array of activities such as car shows, festivals, craft shows, food and music! If you need help planning your stay, don't hesitate to give our Activities staff a call. They will be happy to assist you with planning your vacation. Don't forget that there is also plenty to do at the resort! Bingo, crafts, horseshoes, racquetball, and our famous pot luck dinner are just a few of the things you can do without ever leaving the resort.

As always, we look forward to providing you with the best vacation experience possible. Hope to see you soon!

Karrie Newsome
Resort General Manager

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CONTACT INFORMATION

Front Desk / Check-in Office

Phone: 865.436.6559
Fax: 865.436.6196
Email:
tffrontdesk@treemontresorts.com

Rentals

Phone: 865.436.6559

Flex Week Reservations

Phone: 865.430.4237
Email:
ttrreservations@treemontresorts.com

**Karrie Newsome,
General Manager**

Phone: 865.436.6559
Email:
knewsome@treemontresorts.com

Activities

Phone: 865.436.6559
Fax: 865.286.2198
Email:
treetopsactivities@hotmail.com

RCI Weeks: 800.338.7777
RCI Points: 877.968.7476
II: 800.828.8200

Administrative Offices
Maintenance Fees, Deeding, and
Ownership Changes

Phone: 865.428.6039 x14, x15 or x16
Fax: 865.428.8930
Email:
brapp@treemontresorts.com



290 Sherman Clabo Rd
Gatlinburg, TN 37738

Activities Department Update

Spring has officially arrived and we are gearing up for all of the new, exciting things to do in the area. Things change very quickly in these parts and this season is no exception!

Up first on our list is the Spring Wildflower Pilgrimage, an annual five-day event in the Great Smoky Mountains National Park offering professionally guided programs which explore the region's rich wildflowers, wildlife, ecology, culture, and natural history through walks, motorcades, photographic tours, art classes, and indoor seminars. Most programs are outdoors in the Great Smoky Mountains National Park, while indoor events are held in various venues throughout Gatlinburg, TN. All programs are held, rain or shine, April 19th through the 23rd. On-site registration will begin Tuesday, April 19, 2016 at 5:00 PM in the Mills Conference Center, Gatlinburg TN.

Dollywood is growing once again! This season's addition is the highly anticipated Lightning Rod wooden coaster! Park visitors will not be able to miss the coaster's massive lift hill, which now sits high above Dollywood—more than 20 stories to be exact. The first 165-foot drop propels riders to 73 mph. The ride's innovative twin summit airtime hills are also on display. Thanks to the undulating topography, which the coaster races along during its 3,800-foot journey through the hills and valleys, surrounding Dollywood, much of the track is hidden from view inside the park. Its position serves to heighten anticipation for those waiting to step aboard the thrilling ride. Lightning Rod's hot rod-themed ride vehicles closely resemble tricked-out speed machines from the 1950s. With the ride's blisteringly quick top speed, Dollywood guests will soon feel the same adrenaline-packed rush hot rod mechanics have after stepping behind the wheel of one of their newest creations for the first time. Billed as the world's fastest wooden coaster it is sure to attract a lot of attention this season so don't forget to get your Dollywood tickets here and we will save you time and money!

Gatlinburg hosts lots of festivals throughout the year and one of my favorites is the Gatlinburg Beans and Cornbread Festival. Presented by Bush Brothers & Company, the festival is held Thursday, May 12 from 5:00 p.m. to 8:00 p.m. on the Parkway between traffic light numbers 6 and 8. While the festival is free, visitors can purchase a spoon for \$10 for unlimited sampling. Festivalgoers are encouraged to come hungry and sample unlimited amounts of beans and cornbread. Area restaurants, businesses and caterers will be preparing traditional and new bean and cornbread recipes for tasting while vying for coveted top honors in the cook-off competition, all while featuring Bush's Best Beans in their recipes.

We hope to see you soon! Feel free to contact the Activities staff for help in making your stay with us all it can be!

Jessica Newsome
Activities Director



TREE TOPS RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 11, 2015

The annual meeting of the Tree Tops Resort Condominium Association was called to order at 10:00 a.m., November 11, 2015 by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Board Members Gordon Anderson, Jerry Bradford, Curtis Burnette, George Doyle, Charles Pigg, and Barbara Storer. He then acknowledged Tree Tops Resort staff. They were Karrie Newsome, Resort Manager; Roberta Wisler, Front Desk Manager; Tony Hawks, Maintenance Manager; Jessica Newsome, Activities Director; Penny LaLone, Activities Coordinator; and Tree Tops administrative staff members Brenda Rapp, Maintenance Fee Collections/Deeds Administration; Camille Susak, Maintenance Fee Collections/Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; Nellie Thomas, Chief Operating Officer; Greg Logue, Attorney for the resort.

Copies of the minutes for the 2014 Homeowners Meeting were distributed to those present who may not have received a copy earlier this year. A motion was made and seconded to approve these minutes as presented. The motion carried.

Mr. Anderson then asked George Doyle to present the Treasurer's Report. Mr. Doyle reported that the Operating Account beginning balance on January 1, 2015 was \$367,135. Estimated revenues for 2015 are \$4,462,266 and expenses are \$4,282,606. The Board approved a transfer of \$150,000 from the Operating Account to the Replacement Fund which will leave a projected fund balance of \$396,795 as of December 31, 2015. Budgeted revenues for 2016 are \$4,584,965 and budgeted expenses are \$4,598,508 leaving a projected fund balance of \$383,252 as of December 31, 2016.

The Replacement Fund's beginning balance as of January 1, 2015 was \$1,286,128. Projected revenues for 2015 are \$451,128 and projected expenditures are \$225,927. With the transfer of \$150,000 from the Operating Account, the projected ending fund balance on December 31, 2015 is \$1,661,329. Projected revenues for 2016 are \$504,121 and budgeted expenditures are \$566,000 leaving a projected ending fund balance of \$1,599,450 on December 31, 2016. Mr. Doyle stated that the resort was in excellent financial shape and he saw no need for any kind of special assessments.

Mr. Anderson asked for a motion to approve the Treasurer's Report. The motion was made and seconded. The motion carried.

Karrie Newsome presented the 2015 Resort Refurbishment Report. She stated that the focus this year was on Building 4 which included new window treatments and spreads, upgrading vanity lighting and replacing Jacuzzi tubs and surrounds in numerous units. Flat screen TV's were also mounted in the living rooms and master bedrooms in 18 units. Other projects which were completed included replacing the railing in Building 5, repairing the concrete on walkways in Building 2, replacing mattresses in Buildings 1, 2 and 3, painting the exterior of Building 1 and replacing the carpet in 12 units.

Mrs. Newsome then presented the 2016 Proposed Refurbishment Report. She stated that Building 9 will receive a complete refurbishment to include new window treatments and duvets, carpet, furniture for the living rooms, dining rooms and bedrooms, art work, vanity lighting, vanity countertops and mattresses, as well as mounting flat screen TV's in the living rooms and master bedrooms. Other scheduled projects include refurbishing the indoor pool and racquetball court areas, adding an ADA pool lift at the indoor pool, painting the exterior of Building 2, replacing the dining room chairs for the Tree Lofts, replacing balcony furniture throughout the resort, adding a fire pit at Building 4 and upgrading WIFI equipment.

Mrs. Nellie Thomas then presented the 2016 budget. She expressed her gratitude to the Board and thanked the resort and administrative staff for the job they did this past year. She announced that the RCI ranking for Tree Tops' Activities Department is five points higher than the national average and thanked Jessica Newsome and her staff for this accomplishment. Mrs. Thomas then announced that the Board was proposing a \$10.00 increase in maintenance fees for 2016. She stated that she anticipates a ten percent increase in employee health insurance premiums, but would not know for sure until she received all quotes from insurance companies.

Mr. Anderson then reported that the next item on the agenda was for the good of the order. A brief discussion followed regarding WIFI and a specific unit owned by an owner who was present at the meeting.

Mr. Anderson then called for any nominations from the floor for Board Members. There were none. The ballots were then collected and tabulated, and Mr. Anderson announced that the budget was approved by 81 percent. The current members of the Board of Directors were all re-elected for a term of one year. The percentage totals for the 2016 budget and the Board of Directors consisted of proxy votes, as well as votes by homeowners who were present.

There being no further business, the meeting adjourned at 10:38 a.m.

Respectfully submitted,

George F. Doyle
Secretary/Treasurer

CONTACT INFORMATION & OWNERSHIP CHANGES

It is the obligation of each owner to maintain current contact information with Tree Tops Resort. Tree Tops Resort will mail any required communication to the name(s) and address on file and will assume that the information is current.

An owner may submit a change of address to Tree Tops Resort by mailing the new information to the Administrative Offices at PO Box 4960, Sevierville, TN 37864, sending via fax to 865.428.8930 or calling 865.428.6039, extension 15 or 16.

If an owner sells or transfers ownership, that owner is required to send the following to the Administrative Offices: copy of a recorded deed in the new owner(s) name, address and telephone number of the new owner(s), a statement indicating the first year of occupancy for the new owner(s), and a \$75 transfer fee made payable to Tree Tops Resort. If the owner is an RCI Points member, the owner is required to also cancel the membership or transfer the membership to the new owner. An owner may contact RCI at 877.968.7476 for the required paperwork.

Annual maintenance fee invoices are mailed to all owners in late November. If the maintenance fee invoice is returned by the post office because the owner has moved and not notified Tree Tops Resort, a rebilling fee of \$5.00 will be assessed to the owner's account.



INTERNAL TRADES

You may now advertise your internal trade online, year-round. Just contact your reservationist with your trade request and we'll upload your ad on our website: www.treemontresorts.com.

You may request an internal trade by sending in writing your confirmed unit/week, the desired unit/week, and contact information to Tree Tops Resort, 290 Sherman Clabo Rd, Gatlinburg, TN 37738. If you should secure an internal trade, please notify the resort.

NAME	UN/WK HAS	WK WANTS	YEAR	PHONE
Soles, Mary	PED/WK 35	WK 30	'16	912.393.5269
Creighton, Penny	2 BR/WK 33	WK 24-31	'16	937.864.7368
Pittman, Larry	2 BR/WK 23	WK 37,38,40,42-44	'16	706.757.2670
Burson, Edwin	1 BR/WK 15	WK 23-26,32-35	'16	614.759.1745
Shults, Wilbur	2 BR/WK 35	WK 24-30	'16	865.483.9272
Whisnant, Clarence	2 BR/WK 45	WK 38,39	'16	704.482.8795
Herrick, Tammy	2 BR/WK 30	WK 38,39,40	'16	423.718.6894
Sharps, Lynn	2 BR/WK 30	WK 47	'16	931.742.0066
Romes, Ronald	2 BR/WK 43	WK 42	'16	859.991.3013
Cranwell, Amarylis	2 BR/WK 16	WK 19-21,38-40	'16	843.729.9758

RESORT POLICY REMINDERS

Flex Week Reservations- If you are a flex owner, had a 2016 week reserved, and did not pay your 2016 maintenance fee in full by February 1, 2016, your reservation has been cancelled. Once you have paid your dues in full, you will be permitted to re-schedule your flex week, subject to inventory availability.

Prepaying Maintenance Fees- At any time during the year, you may prepay your maintenance fee in full or by making monthly payments for any amount you wish. You may pay at the current year's assessment and, if there is an increase, you will be billed for the difference in December. Please make your check payable to Tree Tops Resort Condominium Association and note your contract number and the year you are prepaying on your check. Mail your check to the Maintenance Fee Department at Tree Tops Resort Administrative Offices, P. O. Box 4960, Sevierville TN 37864-4960.

Credit Cards- We accept Visa, Mastercard and Discover. Please note that you will be assessed a \$5.00 convenience fee for each unit/week when paying your maintenance fee by telephone or mail with a credit card. If your credit card is declined three times, you will be assessed an additional \$25.00 service fee.

Returned Checks- You will be assessed a \$25.00 return check fee if your check is returned to us for any reason.

Exchanging Your Week / RCI Points- If you are depositing your week with an exchange company or borrowing RCI Points, you are required to pay the maintenance fee in advance for the year you are exchanging or borrowing.

Parking- There is a two vehicle per unit limit. In order for all guests to have adequate parking, we are unable to accommodate campers, RV's, or trailers. The resort has very limited parking and must enforce this policy.

Smoking- All units at the resort are smoke free. Smoking is only permitted outdoors and in open air common areas. Violators will be fined \$200.

Check-in- All owners, owner guests, and exchanges will be required to show ID upon arrival at the resort. If you are sending a guest to use your unit, we require written notice from the owner(s). If you are unable to provide written notice prior to check-in, please send the reservation confirmation with your guest with the necessary information filled out.

No Pets Allowed- No pets are allowed on premises or in units. Violators will be fined \$500 and required to remove the pet from the premises.

Maximum Occupancy- Six persons for a two bedroom and four persons for a one bedroom, regardless of age.

Reservation Fees- All rental reservations require a seven day cancellation notice in order to receive a refund. There is a \$15.00 charge for cancelling or changing a rental reservation. Changes to flex week reservations require a \$25.00 change fee.

Vacation Calendars- Just a reminder to always verify your arrival dates with a vacation calendar, as arrival dates change from year to year. If you need a calendar, you may print one from our website, www.treemontresorts.com. You will find the calendar link on the "Owner Information" page. You may also contact the Reservation or Check-in Office and request that one be mailed to you.

Early Arrivals- If you will be having a guest arrive before you to check into your unit, please call the registration office and give them your guest's name. In order to protect our owners, we will not allow any unauthorized guest to check into your unit. If we already have your guest's name, this will make the check in process a better experience for everyone.

Owner Guests- When sending multiple guests to use your unit, please mark on your confirmation if the unit needs to be cleaned between visits and which party is responsible for paying the cleaning fee. If you do not wish to have the unit cleaned between occupants, please note this on your confirmation as well.

Rental Agreements- When submitting a rental agreement, all parties on the deed or contract must sign the rental agreement. Your unit will not be placed on the rental program without all signatures. Please allow us time to receive the rental agreement and then call to verify that we did receive it and that all information is correct. Rental Agreements can be printed from our website, www.treemontresorts.com

We hope these reminders will help you to help us maintain Tree Tops Resort as a special vacation destination.

VACATION CALENDAR

2016

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN
14	04/01/16	04/02/16	04/03/16	27	07/01/16	07/02/16	07/03/16	44	10/28/16	10/29/16	10/30/16
15	04/08/16	04/09/16	04/10/16	28	07/08/16	07/09/16	07/10/16	45	11/04/16	11/05/16	11/06/16
16	04/15/16	04/16/16	04/17/16	29	07/15/16	07/16/16	07/17/16	46	11/11/16	11/12/16	11/13/16
17	04/22/16	04/23/16	04/24/16	30	07/22/16	07/23/16	07/24/16	47	11/18/16	11/19/16	11/20/16
18	04/29/16	04/30/16	05/01/16	31	07/29/16	07/30/16	07/31/16	48	11/25/16	11/26/16	11/27/16
19	05/06/16	05/07/16	05/08/16	32	08/05/16	08/06/16	08/07/16	49	12/02/16	12/03/16	12/04/16
20	05/13/16	05/14/16	05/15/16	33	08/12/16	08/13/16	08/14/16	50	12/09/16	12/10/16	12/11/16
21	05/20/16	05/21/16	05/22/16	34	08/19/16	08/20/16	08/21/16	51	12/16/16	12/17/16	12/18/16
22	05/27/16	05/28/16	05/29/16	35	08/26/16	08/27/16	08/28/16	52	12/23/16	12/24/16	12/25/16
23	06/03/16	06/04/16	06/05/16	36	09/02/16	09/03/16	09/04/16	53	12/30/16	12/31/16	01/01/17
24	06/10/16	06/11/16	06/12/16	37	09/09/16	09/10/16	09/11/16		<u>2017</u>		
25	06/17/16	06/18/16	06/19/16	38	09/16/16	09/17/16	09/18/16	1	01/06/17	01/07/17	01/08/17
26	06/24/16	06/25/16	06/26/16	39	09/23/16	09/24/16	09/25/16	2	01/13/17	01/14/17	01/15/17
				40	09/30/16	10/01/16	10/02/16	3	01/20/17	01/21/17	01/22/17
				41	10/07/16	10/08/16	10/09/16	4	01/27/17	01/28/17	01/29/17
				42	10/14/16	10/15/16	10/16/16	5	02/03/17	02/04/17	02/05/17
				43	10/21/16	10/22/16	10/23/16	6	02/10/17	02/11/17	02/12/17

Brown indicates Flex Weeks
(1-21, 36-39, 44-52)

Yellow indicates Fixed Weeks
(22-35, 40-43)

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US POSTAGE
PAID

OAK TREE TIMES
PO BOX 4960
SEVIERVILLE TN 37864-4960

